

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33429

126/127

Property Information

property address: 2511 S TEXAS AVE

legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 13, LOT 1

owner name/address: BEAL, JACOB B SR ESTATE

ATTN-CAROL

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COLLEGE STATION, TX 77840-1743

full business name: Network Finance

land use category: R OFC

type of business: tax services

current zoning: C3

occupancy status: occup

lot area (square feet): 13340

frontage along Texas Avenue (feet): 65

lot depth (feet): 200

sq. footage of building: 3330

property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards

No

No

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): brick

building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

approximate construction date: 1965 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 2 type/material of sign: metal

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 14

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: below avg. 9x20 sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: ↓

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: \_\_\_\_\_  
\_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no *h/g*

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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